

2/46 Davies Street, Brunswick Vic 3056

McGrath

Michael Chan

03 8312 9222

0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2018: \$525,000



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/26 Irvine Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

 2  1  1

Price: \$549,000

Method: Private Sale

Date: 12/11/2018

Rooms: 4

Property Type: Unit

3/97 Donald St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$540,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Unit

5/78 Pearson St BRUNSWICK WEST 3055 (REI)

Agent Comments

 2  1  1

Price: \$515,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Unit

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586

Generated: 12/04/2019 09:56



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/46 Davies Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$525,000

House

Unit

X

Suburb

Brunswick

Period - From 01/01/2018

to

31/12/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/26 Irvine Cr BRUNSWICK WEST 3055	\$549,000	12/11/2018
2	3/97 Donald St BRUNSWICK 3056	\$540,000	24/11/2018
3	5/78 Pearson St BRUNSWICK WEST 3055	\$515,000	02/03/2019

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~